

Before the Board of Zoning Adjustment, D. C.

Application No. 11379, of Albert H. & Edna C. Edmondson, pursuant to Section 8207.11 of the Zoning Regulations, for variance from lot occupancy requirements of the R-4 zone to permit proposed accessory garage as provided by Section 5302.1, at 328 6th Street, S. E., Lot 32, Square 874.

HEARING DATE: June 20, 1973

EXECUTIVE SESSION: November 20, 1973

FINDINGS OF FACT:

1. The subject property is improved with a two-story brick row dwelling in a R-4 zone.

2. The total lot area is 1,317,5 square feet. The lot occupancy allowed is 790 square feet, applicant can provide 1148 square feet.

3. Applicant wishes to erect a private garage at the rear of the lot.

4. The subject property abuts a 10 foot alley that leads out to D Street. Applicant has an agreement with her neighbor to rent space on a yearly basis for turning the car around in the 10 foot alley.

5. No evidence of hardship was produced at the hearing.

6. Opposition was registered at the public hearing but was later withdrawn by letter.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board concludes that applicant has not provided a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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ORDERED:

That this application be DENIED.

VOTE: 3-2 (Messrs. Scrivener and McIntosh dissenting.)

ATTESTED By: _____


JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: **JAN 07 1974**